

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, MARCH 20, 2024 - 5:30 P.M.**

I. Meeting called to order

II. Pledge of Allegiance

III. Emergency exit announcement: In case of an emergency, exit the Commissioners' Courtroom/Council Chamber, proceed to the stairs, go to the second floor, and exit the building. Do not enter an elevator in an emergency. If you require assistance, a Plan Commission employee will escort or assist you. Please silence any cellular phones during this meeting. If you receive a call during this meeting, please excuse yourself with as little disruption as possible to these proceedings.

IV. Record of those present

V. Communications

VI. Minutes

VII. Old Business

1. 22-W-31 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John's Self Storage Unincorporated Lake County

Located approximately 1/10 of a mile south of 151st Avenue on the east side of Wicker Boulevard (US 41), a/k/a 15205 Wicker Boulevard in West Creek Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

Purpose: To allow an irregular shaped subdivision lot.

7/19/2023	Deferred by Plan Commission
8/16/2023	Deferred by Plan Commission
9/20/2023	Deferred by Petitioner
10/18/2023	Deferred by Plan Commission
11/15/2023	Deferred by Plan Commission
12/13/2023	Deferred by Plan Commission
1/17/2024	Deferred 60 Days by Plan Commission

approved _____ denied _____ deferred _____ vote _____

2. **22-PS-25 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John’s Self Storage Unincorporated Lake County**

Located as above.

Request: Primary Approval

Purpose: Subdivision (2 lots)

7/19/2023 Deferred by Plan Commission
8/16/2023 Deferred by Plan Commission
9/20/2023 Deferred by Petitioner
10/18/2023 Deferred by Plan Commission
11/15/2023 Deferred by Plan Commission
12/13/2023 Deferred by Plan Commission
1/17/2024 Deferred 60 Days by Plan Commission

approved_____ denied_____ deferred_____ vote_____

VIII. New Business

1. **23-W-08 PC – Howard 5, LLC, Owner and Graythorne Lakes, LLC, Petitioner – Graythorne Lakes**

Located approximately 3/10 of a mile south of 153rd Avenue on the west side of Clark Street in Cedar Creek Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

Purpose: To allow a subdivision with irregular lot shapes and excessive depth to width ratio.

approved_____ denied_____ deferred_____ vote_____

2. **23-W-09 PC – Howard 5, LLC, Owner and Graythorne Lakes, LLC, Petitioner – Graythorne Lakes**

Located as above.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.3 (2) (c), Streets, Topography and Alignment.

Purpose: To waive the requirements of extending the proposed streets to the boundary lines of the tract to be subdivided.

approved_____ denied_____ deferred_____ vote_____

3. **23-W-10 PC – Howard 5, LLC, Owner and Graythorne Lakes, LLC, Petitioner – Graythorne Lakes**

Located as above.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.3 (10), Street Trees

Purpose: To waive the requirement to plant trees.

approved_____ denied_____ deferred_____ vote_____

4. **23-W-11 PC – Howard 5, LLC, Owner and Graythorne Lakes, LLC, Petitioner – Graythorne Lakes**
Located as above.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.3 (12) (b), minimum design standards right-of-way width, minor street for single-family residences, 80 ft. required, 60 ft. requested

Purpose: To allow a subdivision with 60 ft. of street right-of-way width.

approved _____ denied _____ deferred _____ vote _____

6. **23-PS-04 PC – Howard 5, LLC, Owner and Graythorne Lakes, LLC, Petitioner – Graythorne Lakes**
Located as above.

Request: Primary Approval

Purpose: Subdivision (85 lots)

approved _____ denied _____ deferred _____ vote _____

7. **24-PS-02 PC – Jacob and Shawna Mudde, Owners/Petitioners – Mudde & Admiraal Estates**
Located approximately 2/10 of a mile south of Belshaw Road at the terminus of Drummond Street, a/k/a 20110 Drummond Street in West Creek Township.

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved _____ denied _____ deferred _____ vote _____

8. **24-W-01 PC – Doug Williams, Owner/Petitioner – Jacobs Landing**
Located approximately 1/2 mile west of White Oak Street on the south side of 165th Avenue, a/k/a 13511 W. 165th Avenue in West Creek Township.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (A) (4) Lots may not exceed a depth to width ratio of more than 3.5 to 1.

Purpose: To allow a subdivision containing proposed lots with excessive depth to width ratio.

approved _____ denied _____ deferred _____ vote _____

9. 24-PS-03 -01 PC – Doug Williams, Owner/Petitioner – Jacobs Landing

Located as above

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

10. 24-PS-04 PC – Clay Street Property Group LLC, Owner/Petitioner – Breault Estates

Located approximately 2/10 of a mile south of State Road 2 (181st Avenue) on the east side of Clay Street, a/k/a 18221 Clay Street in Eagle Creek Township.

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

11. 24-W-02 PC – Ross Kupsik, Owner/Petitioner

Located approximately 1/2 of a mile north of 133rd Avenue on the west side of Baker Court, a/k/a 12848 Baker Court in Center Township.

Request: Waiver from Title 154, Unified Development Ordinance, Article 17, Review and Approval Procedures, Chapter 70, Subdivision Waivers.

Purpose: To allow moving the common property line between lots 27 and 28 in Deer Ridge South Subdivision.

approved_____ denied_____ deferred_____ vote_____

12. 24-W-03 PC – Patricia Bajo, Owner and Jesse J. Jamrock, Petitioner

Located at the southeast quadrant at the intersection of 169th Avenue and Holtz Road, a/k/a 16937 Holtz Road in Cedar Creek Township.

Request: Waiver from Title 154, Unified Development Ordinance, Article 17, Review and Approval Procedures, Chapter 70, Subdivision Waivers.

Purpose: To allow a re-subdivision of Lot 3 of Hoosier Country Acres.

approved_____ denied_____ deferred_____ vote_____